

TODDS LANE/BIG BETHEL ROAD CORRIDORS STUDY

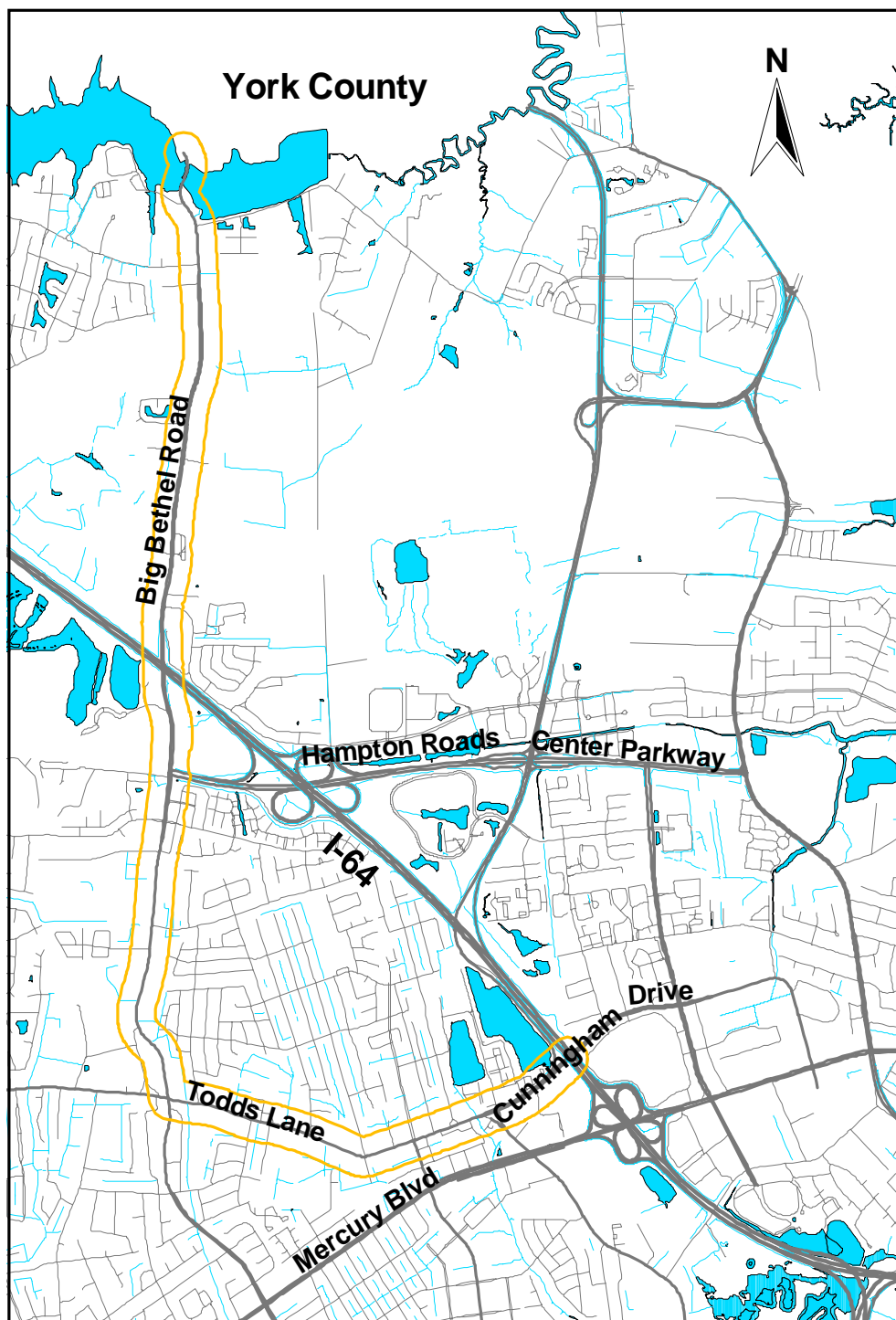
(Adopted September 9, 1992)

Once rural roads, Todds Lane and Big Bethel Road have now become major thoroughfares with traffic close to their capacity and suffering congested levels of service during peak hours. Some of the residents believe that the constant traffic is incompatible with single family residential living, both for those living along the corridors and those living behind the corridors. Something was needed to give property owners other opportunities without creating additional traffic and commercial encroachment problems. From this came the Residential Transition District, a transition or buffer between a major thoroughfare and adjacent low-density residential districts.

The Todds Lane/Big Bethel Road Steering Committee was formed in the Fall of 1990. The Committee's objective was to determine how land along the two roads would be developed, taking into consideration the effect of development on the surrounding community and the City as a whole. The study's boundaries extended 400 feet on either side of Todds Lane from the Newport News city line to Cunningham Drive, 400 feet on either side of Big Bethel Road from Todds Lane to York County, and Cunningham Drive from Todds Lane to Interstate 64.

The Steering Committee decided the intent of the Transition Zoning District would be to provide for uses that are compatible with single family development, provide a buffer between single family neighborhoods and major arterial streets, maintain the residential scale of the area, and generate traffic counts that, on average, do not exceed 2-1/2 times that generated by single family development. Below are the recommendations from the Todds Lane/Big Bethel Road Corridor Study.

- The Transition Zoning District is intended to accomplish five objectives. Specifically, it is intended to create a district that:
 - serves as a buffer between single-family residential districts and major arterial streets;
 - allows only those uses that are compatible with single-family development, recognizing that these uses may be interspersed with residential development along the corridors;
 - allows nonresidential development, but requires that development to maintain the existing residential scale along the corridors;
 - will not significantly increase traffic along the corridors by allowing only those uses that, on average, generate up to 2-1/2 times the traffic generated by single-family development; and
 - supports the recommendations of the 2010 Comprehensive Plan relative to the Northampton area.



- The following uses shall be permitted within the Transition Zoning District:
 - Single family dwellings.
 - Duplex dwellings.
 - Multi-family dwellings, up to 10 units per acre.
 - Residential-Open Space Subdivisions, up to 10 units per acre.
 - Churches.
 - Professional offices.
 - Funeral homes, with a use permit.
 - Group homes.
 - Libraries.
 - Nursing homes.
 - Nurseries; however, no on-site sales shall be permitted.
 - Antique shops within existing structures, with no outdoor displays.
 - Art galleries within existing structures, with no outdoor displays.
 - Photo studios.
 - Limited general offices (i.e. real estate offices, insurance agents).
 - Dental clinics or laboratories.
 - Animal or veterinary clinics in enclosed structures, with no outdoor kennels and no crematoriums.
 - Cemeteries; however, these shall not be permitted adjacent to any existing single-family dwelling.
 - Catering establishments, with no retail sales and no customer pick-up.
 - Tourist homes, with a use permit.
 - Medical laboratories.
- Lot Width. The minimum width for any lot recorded after the adoption of the Transition Zone District shall be 125 feet. Existing lots that are less than 125 feet wide may be developed as transitional uses in conformance with the City's substandard lot regulations.
- Building Size
 - Gross floor area, with the exception of accessory structures, shall be limited to no more than 5,000 square feet per acre.
 - With the exception of churches, nursing homes, and funeral homes, the gross floor area per building shall not exceed 12,000 square feet.
 - At least 40% of each building's gross floor area shall be located on the ground floor.
 - Maximum building height shall be 35 feet; however, such height may be increased to 45 feet subject to the approval of a use permit, with the following minimum conditions:
 - In no case shall the number of stories exceed 3; and

- All building setbacks required in Section 5 shall be increased 3 feet for every 1 foot increase in height.
- Setbacks.
 - Building Setbacks. With the exception of accessory structures, the following apply:
 - No building shall be closer than 30 feet to the front property line. However, if buildings within 500 feet of the property line are set back further than 30 feet, the front setback shall be set at the average of those setbacks. The setback shall not be required to be more than 60 feet.
 - No building shall be closer than 35 feet to the rear property line.
 - The two side setbacks, added together, shall equal at least 25% of the lot width. No building shall be closer than 15 feet to any side property line abutting a public right-of-way or 10 feet to any other side property line. However, in the instance where 25% of the lot width is equal to or exceeds 50 feet, each side setback shall be at least 25 feet, but does not have to exceed 25 feet.
 - Improvement Setbacks. With the exception of existing hard surfaces (pavement, parking lots, driveways) and property ingress and egress:
 - No hard surface shall be closer than 30 feet to the front property line.
 - No hard surface shall be closer than 30 feet to the rear property line.
 - No hard surface shall be closer than 10 feet to any side property line.
- Green Area.
 - At least 20 percent of the total lot area shall be maintained as green area; to the extent possible, this shall be evenly distributed on the lot.
 - At least 1 tree shall be provided for every 800 square feet of required green area; to the extent possible, these shall be evenly distributed on the lot. The retention of 1 existing tree shall be the equivalent of 2 new trees.
 - At least 10 shrubs shall be provided for every 800 square feet of required green area. These shall be concentrated in a manner that softens and partially screens all paved areas and exterior service areas. Shrubs and/or other plant materials shall be used as foundation plantings along at least 3 sides of every building. The retention of existing shrubs shall count toward this requirement on a 1 for 1 basis.

- Accessory Structures.
 - The location of accessory structures shall be limited to the rear and side yards.
 - Accessory structures shall not exceed 33 percent of the square footage of the principal structure on the property.
 - No accessory structure shall be located within 5 feet of any rear or side property line.
- Hours of Operation. The hours of operation for any nonresidential use shall be limited to those hours between 7:00 a.m. and 9:00 p.m. No activity, including deliveries and trash pick-up, shall occur outside these hours.
- Lighting. Exterior lighting shall be permitted under the following conditions:
 - There shall be no spillover of light onto adjoining properties;
 - All lighting must be inwardly directed on the property; and
 - No direct source of illumination shall be visible from any property line.
- Signs.
 - Identification/advertising signs shall be permitted at a ratio of 1 square foot of sign area for each 3 feet of street frontage, not to exceed a maximum of 30 square feet per lot.
 - Such signage may be in the form of wall sign(s) and/or 1 monument sign; however, any sign with any letter exceeding 4 inches in height shall count toward this 30 square foot total.
 - Monument signs shall not exceed 6 feet in height and shall be set back at least 2 feet from any property line. Such signs shall be permitted in the front yard only.
 - Signs interior to the site for directional purposes shall be allowed at a ratio of 2 square feet of sign area for each 1,000 square feet of building area, not to exceed 20 square feet per site.
 - No single sign shall exceed 5 square feet.
 - No letter(s) on such signs shall exceed 4 inches in height.
- Fences and Screens. In the instance where a nonresidential use abuts either a residentially used or residentially zoned property and an improvement is located within 5 feet of that joint property line, the nonresidential use shall provide either a natural opaque screen or an opaque fence, 3 feet to 6 feet in height along that property line. These fences and/or screens shall not conflict with any other provisions of the Zoning Ordinance.

- Parking. All uses shall provide parking as required in Chapter 19 of the Zoning Ordinance.

NOTES:

- These standards only apply to those properties that are rezoned to the Residential Transition District (R-T). These regulations do not impact any property not zoned R-T. If property is rezoned to the Residential Transition District and the existing use is not listed as permitted in the R-T District, that use is grandfathered. All existing buildings, driveways, and parking areas will be grandfathered and will not be required to be removed or relocated; these regulations apply only to new construction.
- The actual R-T standards as adopted by City Council on 2/23/94, can be found in Chapter 10.1 of the Zoning Ordinance. That ordinance differs slightly from the Steering Committee's recommendations.

For further information or a full copy of this plan, call the Hampton Planning Department at (757) 727-6140.